

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

January 6, 2015

The meeting was called to order at 1:30 p.m.

Vice-Chair Leasure began the meeting with a moment of silence and the Pledge of Allegiance. The following members were present: Mr. Gary Leasure, Vice-Chair, Mr. Chuck Boso, Mr. Mike Linder, Ms. Julie Oyster and Mr. Roby Schottke. Others present: Kyle Rauch, Planning and Development Officer; Kim Shields, Planning/GIS Specialist; Jennifer Readler, Frost Brown Todd; Capt. Jeff Pearson, Grove City Police; Mike Boso, Chief Building Inspector; Laura Scott, Planning and Zoning Officer; Tami Kelly, Clerk of Council, and Molly Frasher, Secretary.

Vice-Chair Leasure noted a quorum was present. The minutes from the December 2nd regular meeting were unanimously approved.

Item #1 – 2015 Organizational Meeting

Officers for 2015 were nominated and approved. Mr. Linder nominated Mr. Leasure to serve as Chair for 2015, Mr. Schottke seconded, the vote was unanimous and Mr. Leasure accepted. Ms. Oyster nominated Mr. Linder as Vice Chair for the 2015 Commission, Mr. Leasure seconded, the vote was unanimous and Mr. Linder accepted. Mr. Roby Schottke was sworn-in to office on January 5, 2015 for a term to expire December 31, 2018; Mr. Leasure's term expires December 31, 2015; Mr. Linder's term will expire December 31, 2016 and Ms. Oyster's term expires December 31, 2017.

Item #2 – Helwagen Property – Method of Zoning Change (Zoning upon Annexation R-1) (PID# 201411200068)

The applicant is proposing to rezone 5.9 acres west of Elm Street to R-1 upon its annexation to the City. The property is currently located in Jackson Township and is zoned Suburban Residential. The property to be rezoned is bordered to the north, west and south by other properties located in Jackson Township and by properties zoned SD-3 and R-2 to the east. The lot to be zoned upon annexation meets the minimum lot size requirements for the R-1 district.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Thomas R. Clark, applicant, was present to speak to the item on behalf of the property owner and potential purchaser of the property. He summarized the property layout and right-of-way, adding that the property would come into Grove City as SF-1 because of the size of the lot; however the size of the home the purchaser wishes to build is under the required square footage required for SF-1, which is why they are pursuing the R-1.

Mr. Schottke asked if the right-of-way was paved. Mr. Clark stated there was a driveway but that it was public right-of-way. He also stated that the purchaser intends to build only one home on the property.

Being no further questions, Mr. Linder motioned to approve the zoning change as submitted, Mr. Schottke seconded and the vote was unanimously approved.

Item #3 – 4074 Gladman Avenue – Method of Zoning Change (R-2 to PSO)

(PID# 201411250069)

The applicant is proposing to rezone 4074 Gladman Avenue from R-2 to PSO in order to expand the parking lot for Grove City Family Dentistry. The design and configuration of the proposed parking lot expansion will be reviewed under a separate development plan application. The site is bordered by properties zoned PSO to the north, R-2 to the south and west across Gladman Avenue, and PUD-C to the east.

Ms. Shields stated that staff feels the proposed rezoning is appropriate given the proximity of other office and PSO properties and recommended Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Mr. Clark remained at the podium; representing Dr. Craig Oiler, Grove City Family Dentistry. Mr. Clark summarized the property and previous expansions that have been completed similar to the proposed, for a parking lot. The development plan for the parking lot will come before the Planning Commission on February 3, 2015.

Being no further questions, Ms. Oyster motioned to approve the method of zoning change as submitted, Mr. Boso seconded; the vote was unanimously approved with Mr. Linder abstaining from voting due to owning a contiguous property.

Item #4 – The Courtyards at Hoover – Method of Zoning Change (R-1 to PUD-R)

(PID# 201412010070)

The applicant is proposing to rezone 19.5 acres of land at 4883 and 4895 Hoover Road from R-1 to PUD-R in order to develop The Courtyards at Hoover. The proposed development will be a multi-family residential development with a combination of detached single-family “courtyard homes” and two-family structures. The applicant has submitted a regulating text for the development, to be approved as part of the requested rezoning, to set the standards for development on the site. These standards include street widths of 24 feet; landscaping around the perimeter of the site to include evergreen and deciduous trees and shrubs to create screening of at least 80% opacity; a 35 foot building and parking setback from the perimeter of the site; and, standards to ensure the architectural diversity and quality of housing on the site.

Ms. Shields stated that given the unique character of the development, with both detached, single-family as well as two-unit doubles, and existing constraints on the site, a FEMA-designated flood hazard area, staff feels the proposed zoning and zoning text is appropriate for the site and recommended Planning Commission make a recommendation of approval to City Council for the rezoning as submitted. She further noted that the Franklin County Engineer’s Office is currently examining the submitted traffic study for the proposed development, and that any comments generated during their review will need to be addressed with the final development plan.

Joel Rhoades, the applicant, was present to answer questions. Mr. Rhoades stated Epcon was here in October with a preliminary development plan for this parcel. This is the next step in the process; the final development plan application has been submitted and is under review by staff. He stated that comments from the previous Commission and Council meetings were addressed in their submitted materials and the development plan.

Mr. Linder asked if Epcon had met with the neighbors to discuss any issues. Mr. Rhoades replied they had met with residents which resulted in changes to plan, such as increasing the setback to 35’ from 25’ and the tree preservation zone from 10’ to 15’. In addition within the setback, extensive landscaping is proposed to screen with deciduous and evergreen trees. After discussion with the residents, fencing was determined to not be appropriate and in order to preserve existing vegetation mounding would not be feasible. He further mentioned that in addition to pulling the buildings in from the perimeter of the site, buildings were removed from the northeast and northwest corners of the site to eliminate the driveways extending out to the property line, the street is now curved and the homes are angled. Site lights, in place of street lights, are proposed to be on 8’ posts on the interior of the site to not impact adjacent properties. They have also committed to enhancing the rear elevations of buildings around the perimeter of the site.

Mr. Schottke asked if the traffic plan will affect the rezoning; Mr. Boso replied that it would not.

David Johnson, 2647 Hoover Crossing Court, spoke to the Commission. He stated that he has met with Mr. Rhoades and is pleased with the new drawings he’s seen for the development; Epcon kept their word and made significant changes to the plan for the site. His only concern is that the setback is 35’, not 50’ as requested. Mr. Johnson would like to see it increased to at least 40 to 45 feet. Mr. Linder asked if setbacks could be discussed with in the final development plan; Mr. Rauch stated staff could address the feasibility of increasing the setbacks during the final development plan review process. Mr. Johnson stated Epcon changed the multi-family home from side-load garage to front-load which gained an additional ten feet for the setback and is not sure what else can be done to make more room for the setback, but that he

would appreciate efforts to do so. Mr. Boso asked what the present setback was on the property, zoned R-1. Mr. Rauch stated that R-1 districts have a 25' rear setback. Mr. Boso asked if the proposed rear setback would be a no-build zone, in terms of accessory buildings, swing sets, and similar structures. Mr. Rhoades stated no structure of any kind (including patios and decks) were permitted in the 35' setback. Grading would be done within that area but no structures would be permitted – prohibited by the zoning text and the condominium rules. He continued, stating that the backyards would be passive, common space, maintained by the condo association. Additionally, the buildings would have a maximum height of 25 feet, lower than the height of a two-story home. Mr. Boso stated that the subdivision to the north has sheds close to the property line and that 35 feet of a no-build area is much less intrusive than what could be done under the R-1 zoning.

Chris Marshall, 2657 Hoover Crossing Court, asked if the land was ever considered to be developed as R-1, and if there were any concerns, with the Nazarene Church and the high school, of adding more traffic to the area. Mr. Boso stated that any development will add more traffic but this condominium project will offer less traffic than single-family homes. Christina Villas to the north for example, have not brought any negative comments regarding increased traffic to the area. Mr. Rauch stated the density is 3.2 units per acre, which is comparable or equal to R-1 capacity.

Stewart Wilkins, 2679 Lori's Way, asked what the traffic study and the idea that this development will generate less traffic was based on. Mr. Boso replied that many of our condominium projects are primarily made up of empty nesters, single car users. Mr. Wilkins stated he was an empty nester but owns three vehicles and a motorcycle and makes more trips than he did when he had children in the house. Mr. Rhoades stated that the traffic analysis was based on traffic engineer standards and compared the 64 condominium homes to be built here to a comparable number of traditional, single-family homes. The study shows substantially less and more infrequent traffic during off-peak hours. Portions of the traffic study letter was read and displayed, and was noted to be available online for viewing.

Being no further questions, Mr. Linder motioned to recommend the approval of the zoning change, Mr. Schottke seconded and the vote was unanimously approved.

Item #5 – Danette's Floral – Special Use Permit (Drive-thru)

(PID# 201412110071)

The applicant is requesting approval of a special use permit to operate a drive-thru at Dannette's Floral at 3340 Broadway. The drive-thru will utilize the existing bay doors in the rear of the structure and will be one-way with traffic entering from the south and exiting on the north side of the building. The front portion of the structure will remain for traditional walk-in sales. Pavement markings will be added to direct traffic into the drive-thru, which has the capacity to hold two cars in the building with room to stack an additional three cars outside the structure without impeding Parlin Drive or its sidewalk.

Ms. Shields stated that staff feels the proposed drive-thru is consistent with other vehicular-oriented businesses in the area and should not affect the use of adjacent property as the drive-thru has the capacity to stack five cars on the site with supplemental parking areas available north and west of the structure.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the special use permit with the following stipulation:

1. The special use permit shall only be effective for a flower shop drive-thru.

Danette Krugel, applicant and owner of Dannette's Floral, was present to speak to the item. Ms. Krugel stated she would like to be convenient to her customers as many were elderly and have a hard time exiting and entering their vehicles; many of her orders are pick-up only. Ms. Oyster inquired as to how a customer would be able to choose an arrangement in the drive-thru. Ms. Krugel stated that she has a cooler which will allow drivers to view arrangements and choose. They can also make a request in the drive-thru and wait or pull around the site to park and come into the store. Customers can also call ahead and use the drive-thru to pick up their order. She reiterated that convenience and safety are the primary concerns, as many customers at her previous location would pull up and park in the fire lane next to the building.

Ms. Oyster asked if the fire department had any concerns. Ms. Krugel stated they have already been inspected by the fire department. Mr. Linder asked how many cars could stack in the drive-thru and if that would be a problem regarding circulation on the site; Ms. Krugel stated five cars could stack.

Chair Leasure asked if there was parking in the rear; Ms. Krugel stated there was and the lot was previously lined for 25 cars.

Mr. Schottke stated that he initially had concerns about customers on the site being able to turn left onto Broadway. He felt there was adequate room for cars to loop around the building after exiting the drive-thru to exit onto Parlin to utilize the traffic light. Ms. Krugel explained the circulation on the site and showed on the display that the front parking lot allowed room for the circulation.

Mr. Linder asked if Ms. Krugel would be agreeable to installing a 'no left turn' sign at the Broadway exit; Ms. Krugel stated she would be happy to have such a sign installed to ensure that traffic can flow properly around the site.

Being no further questions, Mr. Linder motioned to recommend the approval of the special use permit with the following stipulations:

1. The special use permit shall only be effective for a flower shop drive-thru; and,
2. A 'no left turn' sign shall be installed at the curb cut on Broadway.

Mr. Schottke seconded and the vote was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 2:07 p.m.

Molly Frasher, Secretary

Gary Leasure, Chair